

## **1761-1763 Dundas Street East – Zoning By-law Amendment – Preliminary Report**

Date: June 7, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 14 - Toronto-Danforth

**Planning Application Number: 22 145695 STE 14 OZ**

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a four-storey residential building with 23 dwelling units. Staff are currently reviewing the application.

The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application, in consultation with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1761-1763 Dundas Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 meters of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## THE SITE

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**Description:** The site is located on the south of Dundas Street East, east of Highfield Road. The site is approximately 674 square meters in size and fronts onto Dundas Street East. The site is surrounded by a private laneway to the east adjacent to 1763 Dundas Street East, a church to the west and semi-detached residential buildings to the north and south.

**Existing Use:** A two-storey residential building

**Official Plan Designation:** Neighbourhoods

**Zoning:** The site is zoned Residential ((R (d0.6)) under the City of Toronto Zoning By-law 569-2013. This zone category permits a range of residential building types including low-rise apartments, to a height of 10 meters and a density of 0.6 times the area of the lot.

## THE APPLICATION

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**Notice of Complete Application Issued:** At the time of writing, the application was under review to determine completion..

**Description:** Two lots, 1761 and 1763 Dundas Street East, will be consolidated to construct a four-storey low-rise apartment building (13.79 metres excluding the mechanical penthouse). A total of 1,600 square meters of residential Gross Floor Area (GFA) is proposed.

**Density:** 2.05 times the area of the lot.

**Dwelling Units and Amenity Space:** The proposed 23 dwelling units consist of 3 studio units (13%), 9 one-bedroom units (39%), 6 two-bedroom units (26%) and 5 three-bedroom units (22%).

A total of 37.78 square metres of indoor amenity and 247.71 square metres of outdoor amenity space are proposed.

**Access, Parking and Loading:** Vehicular access to the site is from Dundas Street East, with the driveway leading to interior surface parking spaces. A total of two residential vehicular parking spaces are proposed.

A total of 38 bicycle parking spaces are proposed, comprised of 12 short-term and 26 long-term spaces.

No loading spaces are required for this development.

**Additional Information:**

See Attachments 2, 3 and 4 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=a1azmt2ldgjTOflsVdwk7w%3D%3D>

**Reason for Application:**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 for performance standards including: building depth; building setbacks; building height, floor space index; and indoor amenity space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

**Site Plan Control:**

The development is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

**COMMENTS**

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**ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review the application to determine its consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified:

- Appropriate density, massing and transitions, including setbacks in relation to the area's existing and planned context;
- Appropriate height and depth of the building;
- Appropriate amenity space provision;
- The provision of affordable housing;
- The provision of high quality public realm, including landscaped open space, tree planting and streetscapes;
- Determination of infrastructure capacity (transport, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;

- Appropriate regard for applicable City guidelines, including the Townhouse and Low Rise Apartment Guidelines; and
- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard.

### **Additional Issues**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **NEXT STEPS**

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City staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

### **CONTACT**

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### **SIGNATURE**

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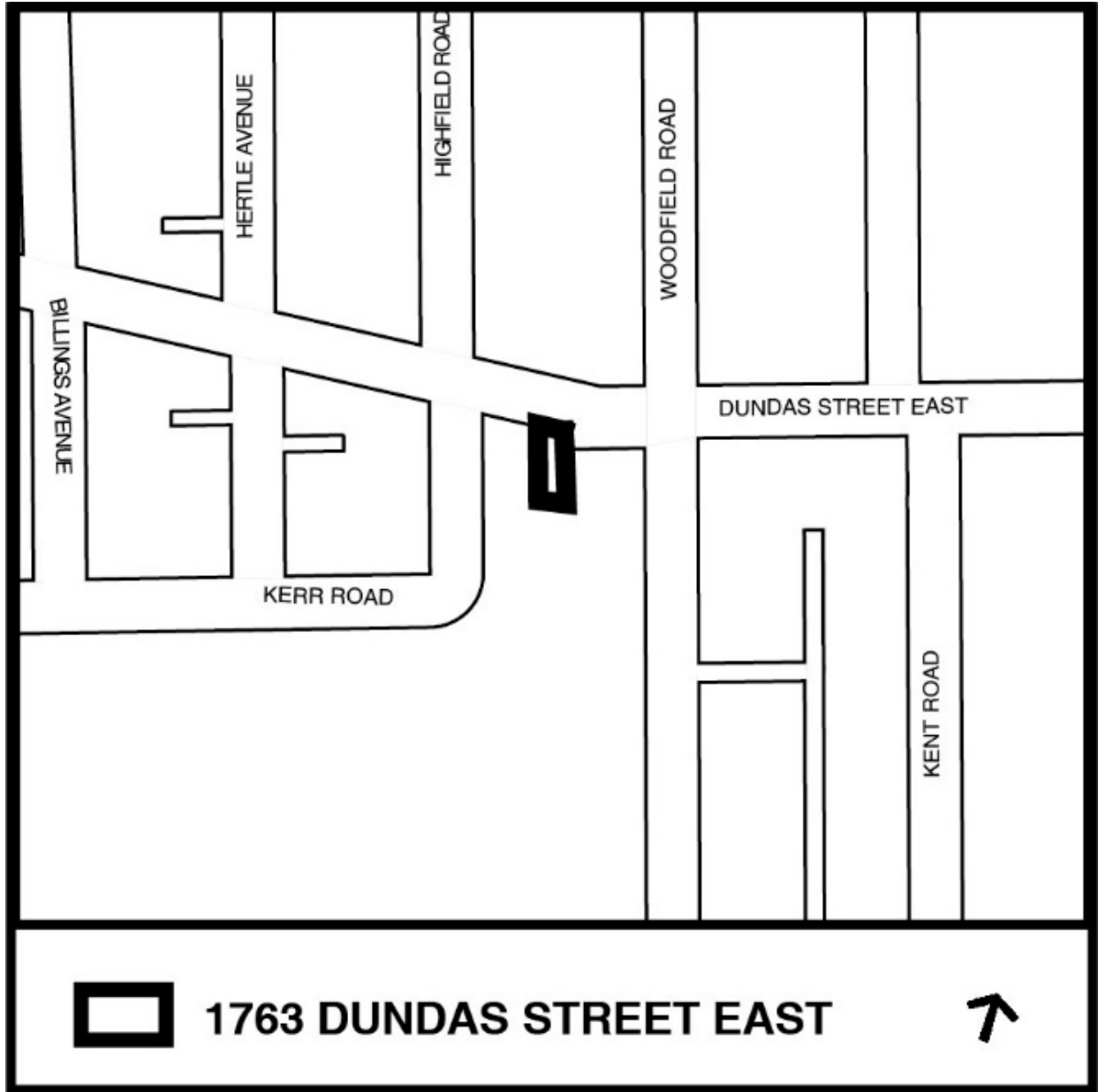
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,  
Director, Community Planning, Toronto and East York District

### **ATTACHMENTS**

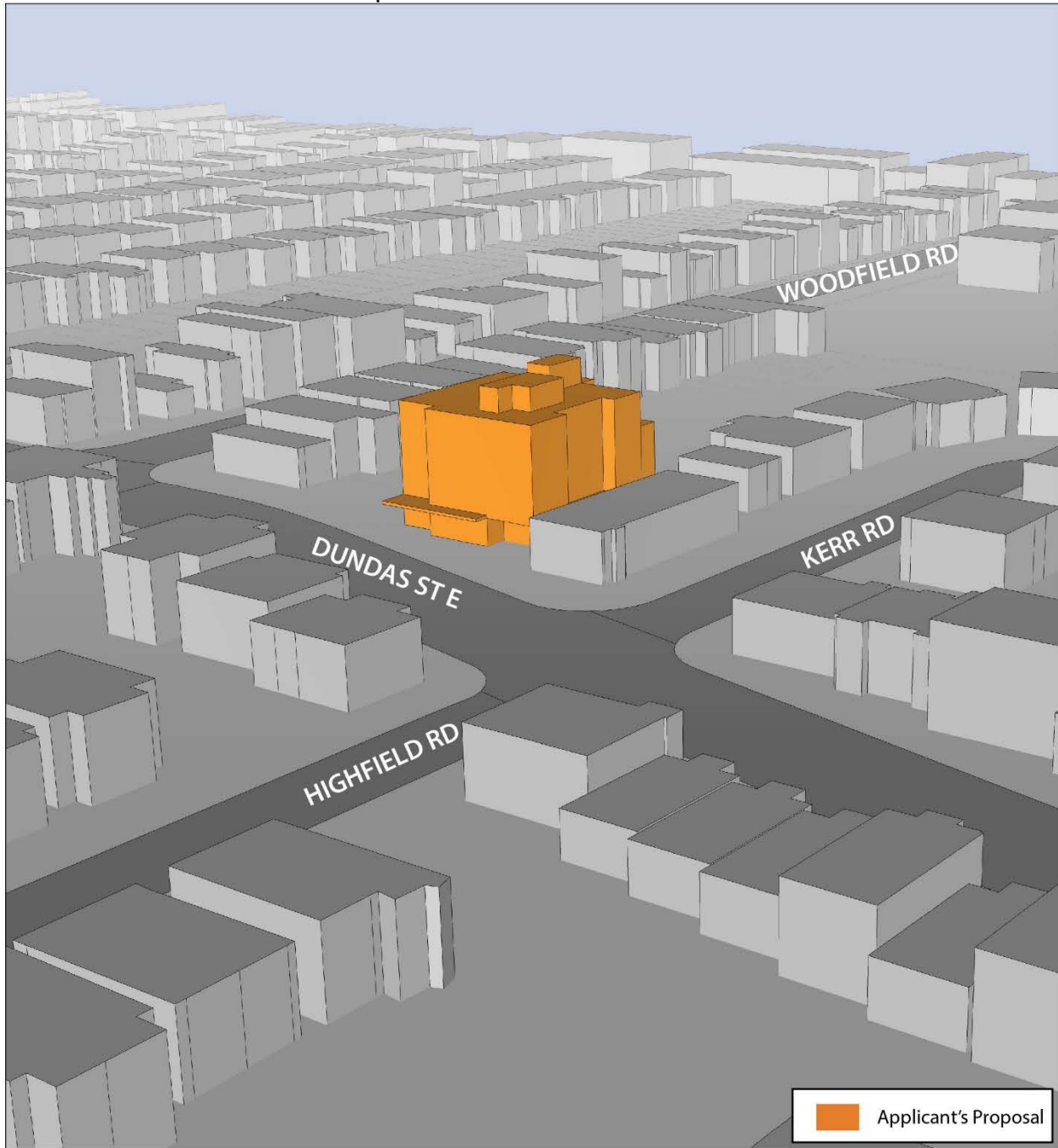
#### **City of Toronto Drawings**

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Site Plan
- Attachment 4: Official Plan Map
- Attachment 5: Application Data Sheet

Attachment 1: Location Map



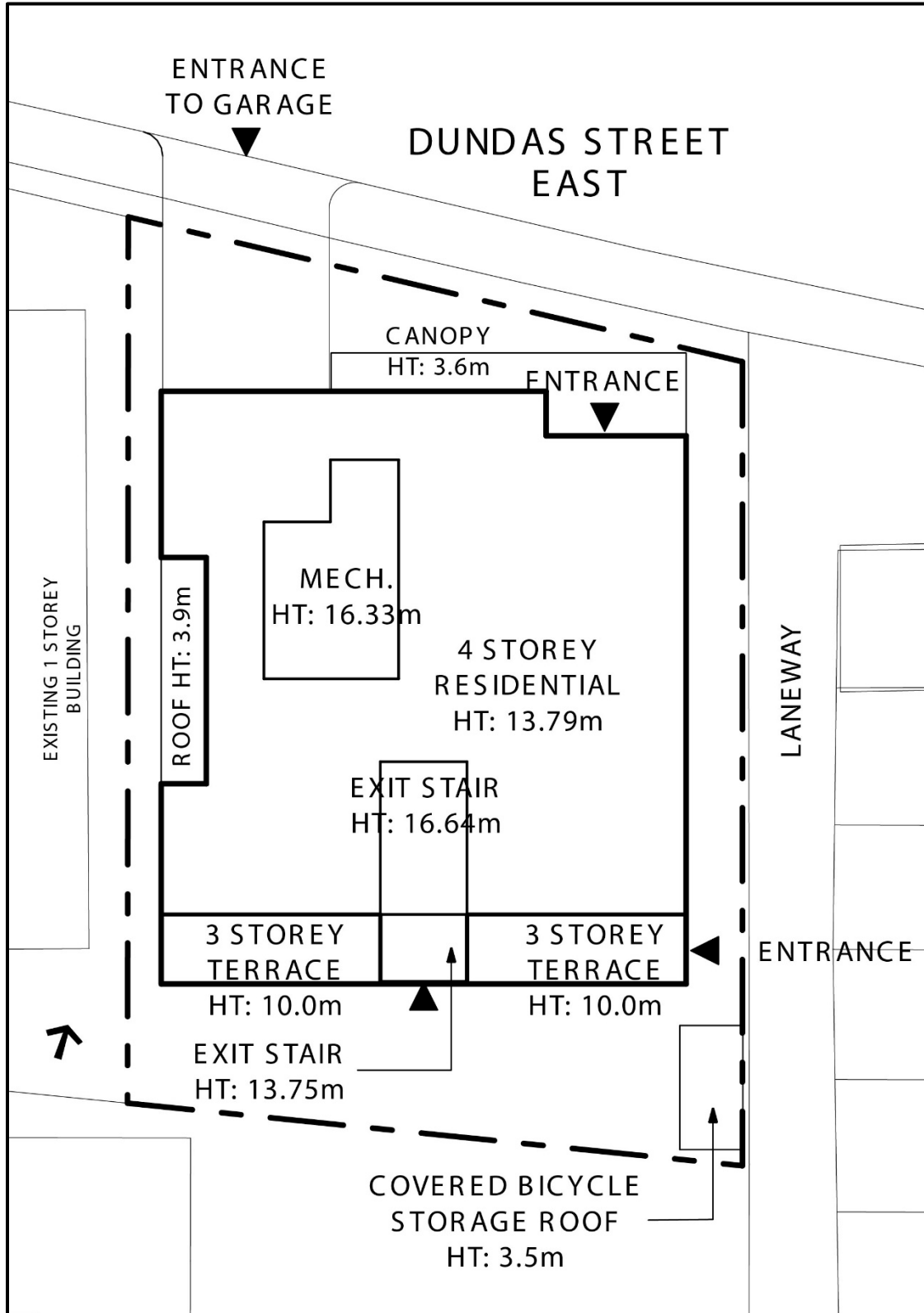
Attachment 2: 3D Model of Proposal in Context



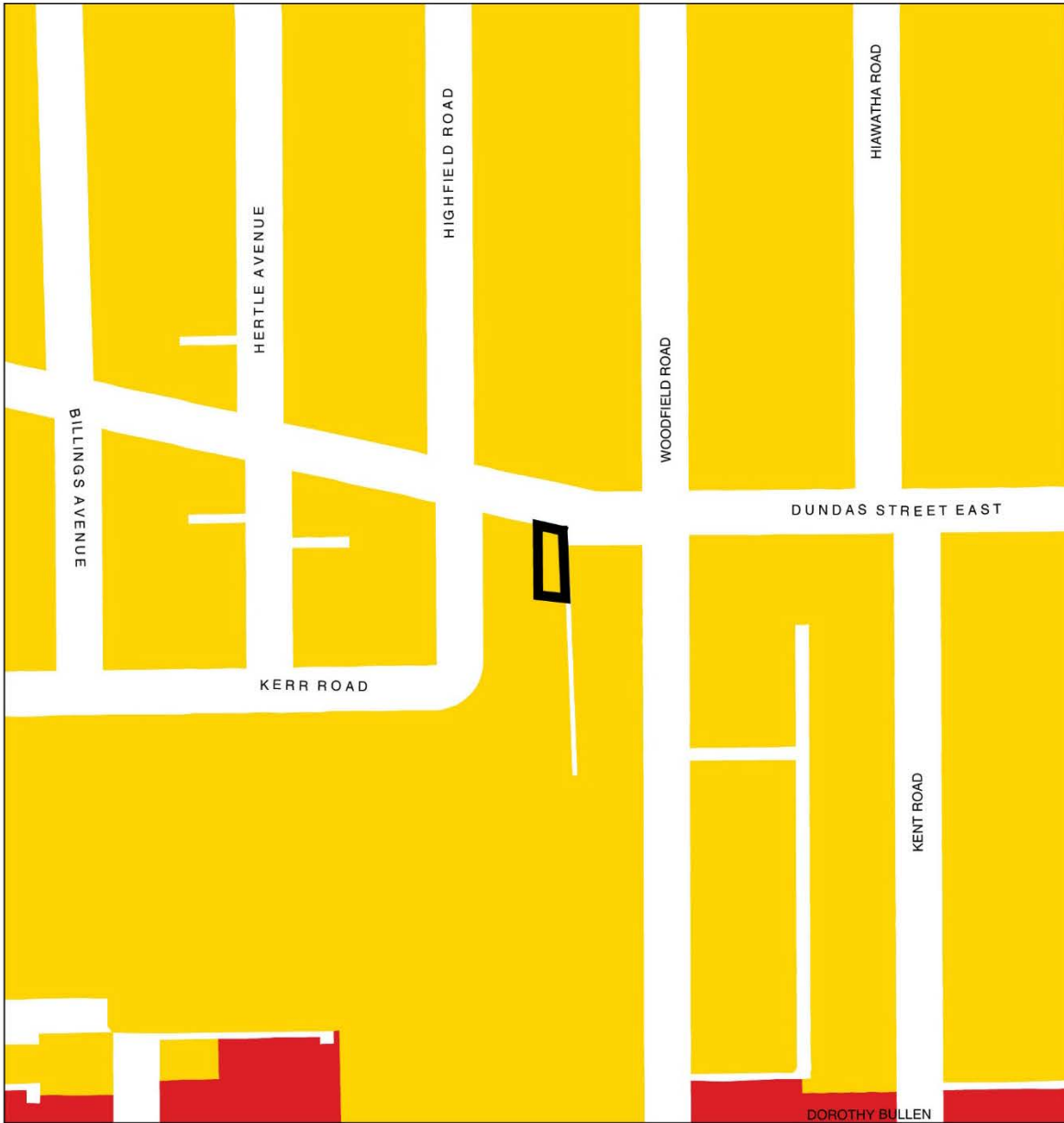
View of Applicant's Proposal Looking Southeast



Attachment 3: Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map 21

1763 Dundas Street East

File # 22 145695 STE 14 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

  
Not to Scale  
Extracted: 05/16/2022



## APPLICATION DATA SHEET

**Municipal Address:** 1761-1763 DUNDAS ST E      **Date Received:** May 11, 2022

**Application Number:** 22 145695 STE 14 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Rezoning for proposed for a 4-storey residential building having a gross floor area of 1600 square metres. 23 residential units are proposed.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Percy Ellis		Symbolics Architecture + Design	DUNDAS HIGHFIELD HOLDINGS INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R (d0.6)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 674                      Frontage (m): 22                      Depth (m): 31

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	205		396	<b>396</b>
Residential GFA (sq m):	410		1,382	<b>1,382</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>410</b>		<b>1,382</b>	<b>1,382</b>
Height - Storeys:	2		4	<b>4</b>
Height - Metres:			14	<b>14</b>
Lot Coverage Ratio (%): 58.71		Floor Space Index:	2.05	

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	1,215	167
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			23	23
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>23</b>	<b>23</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		3	9	6	5
<b>Total Units:</b>		<b>3</b>	<b>9</b>	<b>6</b>	<b>5</b>

#### **Parking and Loading**

Parking Spaces: 2      Bicycle Parking Spaces: 38      Loading Docks:

#### **CONTACT:**

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